

**PB# 75-7**

**Wayland Sheafe**

Sheafe, Wayland H. 757

Completed 3/26/75  
 \$100. site plan fee  
 filed with T.C.  
 4/1/75 - 11:15 am

# GENERAL RECEIPT

Town of New Windsor, N. Y.

No 2333

Received of Wayland Sheafe  
One hundred and 00/100  
 For Site Plan

April 1, 1975  
\$100.00

Dollars

## DISTRIBUTION:

FUND	CODE	AMOUNT
\$100.00		
Cash		

Deputy TITLE  
 BY Charlotte Maurer

Date March

Application No. #75--7

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8398

APPLICATION FOR SITE APPROVAL

Name Wayland H. Sheafe

Address 4 Glenn Round Road, Rock Tavern, New York

1. Owner of the property Raymond Rowell

2. Location of the property south side Rte 207 approx 500 ft west of Maple Ave.

3. zone area OLI

4. Nature of business Plumbing and Heating

\* 5. Lot size: Front                      Rear                      Depth                     

6. Building setbacks: Front yard                      Rear yard                       
Side yard                     

7. Dimensions of new building See plans submitted to Planning Board previously  
Addition                     

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

Wayland H. Sheafe

Presubmission                     

Final Approval March 26, 1975

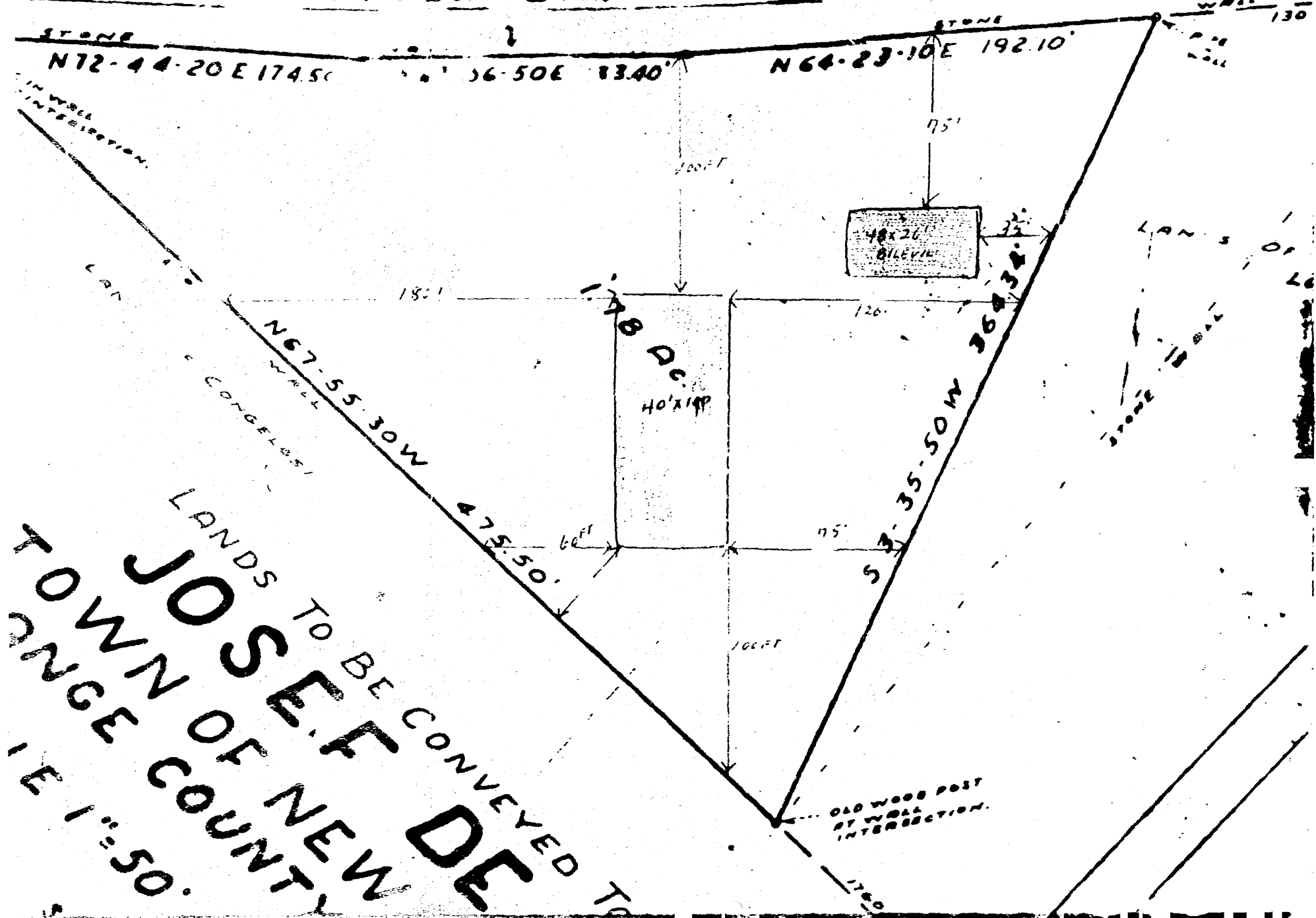
Adopted 10/5/70

\*lot is a triangular shaped piece fronting on Little Britain Road as shown on copy of said parcel annexed hereto.

T.207

LITTLE BRITAIN ROAD

TO NEWBU



**RETAKE  
OF  
PREVIOUS  
DOCUMENT**

RT. 207

LITTLE BRITAIN ROAD

TO NEWBURGH

STONE

N 72-44-20 E 174.50

N 56-50 E 13.40

N 64-23-30 E 192.10

75'

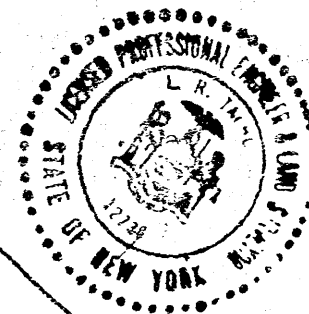
48x26  
BILEVIN

40x199

N 67-55-30 W 475.50

178 DC

S 73-35-50 W 364.34



LANDS TO BE CONVEYED TO  
**JOSEF DE**  
**TOWN OF NEW**  
**ORANGE COUNTY**  
SCALE 1"=50'

OLD WOOD POST  
AT WALL  
INTERSECTION

**ZONING BOARD OF APPEALS**  
Town of New Windsor, New York 12550

FEB 19 1975

NEW WINDSOR PLANNING BOARD

7 Franklin Avenue  
New Windsor, N. Y.  
February 15, 1975

Joseph LoScalzo, Chairman  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, N. Y. 12550

RE: APPLICATION OF ROWELL/SHEAFE

Dear Mr. LoScalzo:

Enclosed please find the above application.

Please be advised that there is a public hearing scheduled  
on Monday evening, February 24th regarding this application.  
Notice was published in the newspaper on February 14th, 1975.

Yours truly,

  
PATRICIA DELIO, Secretary

/pd

Encs.

cc: Howard Collett, Bldg. Inspector



Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 75-2

Date: February 1, 1975

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (~~We~~) Wayland H. Sheafe

of 4 Glenn Road, Rock Tavern, N  
(Street & Number)

Town of New Windsor

New York  
(State)

HEREBY MAKE

APPLICATION FOR A VARIANCE:

- A. Location of the Property South side of Rte 207, approx. 500 ft. west of intersection  
(Street & Number) of Maple Ave. & Route 207 - OLI (Zone)
- B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) 48-14 C - lot size 80,000 sq. ft.
- C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:
1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: the parcel in question contains 1.78 acres and falls just short of the 80,000 sq ft requirement of the OLI Zone.
  2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: area of parcel is just shy of the 2 acres required in the OLI zone and use by applicant would conform to OLI requirements
  3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: application is for an area variance only

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: application

is for an area variance and use will be consistant with OLI

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: Use will

comply with OLI requirements in zone

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

For the construction of a one family residence and a storage building  
40 x 100 feet to be used in connection with a plumbing business.

Such use will conform with OLI requirements.

- E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: February 1, 1975

Wayland R. Sharp  
Signature of Applicant

STATE OF NEW YORK) SS.:  
COUNTY OF ORANGE )

Sworn to on this 1st day of Feb., 19 75.

4 Glenn Round, Rock Tavern, N.Y.  
Address

496-6430

Telephone Number

(Notary Public)

ROBERT M. DEVITT  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1976

(DO NOT WRITE IN THIS SPACE)

Application No. \_\_\_\_\_  
Date of Hearing \_\_\_\_\_  
Date of Decision \_\_\_\_\_

Date Received \_\_\_\_\_  
Notice Published \_\_\_\_\_

DECISION: \_\_\_\_\_

LAW OFFICES OF  
**DEVITT AND DEVITT**

248 BROADWAY  
NEWBURGH, NEW YORK 12550

TELEPHONE (914) 561-6500  
P. O. Box 6

MATTHEW E. DEVITT (1926-1971)  
ROBERT M. DEVITT

BRANCH OFFICE  
9 GOSHEN AVENUE  
WASHINGTONVILLE, N. Y. 10992  
(914) 496-3614

February 25, 1975

Planning Board  
Town of New Windsor  
New Windsor, N.Y.

Re: Application of Wayland H. Sheafe

Gentlemen:

On February 24, 1975 the Zoning Board of Appeals of the Town, after a public hearing, granted an area variance to Wayland Sheafe in an OLI District. This variance waived the 80,000 square feet requirement on a lot which contains 77,537 square feet.

Please take this letter as an application for your approval of the site development plans for original construction on said parcel pursuant to Sec. 48-12B of the Zoning Ordinance of the Town.

A copy of the map lot showing building locations is enclosed showing lot line distances. Also enclosed are plans for a storage building and a residence to be occupied by the owner of the business and his family. The storage building will be used in connection with the business of Dynamic Plumbing and Heating Co. Inc., of which the applicant is the sole stockholder. The building will be used for the storage of supplies and materials and will not create any of the hazards set forth in Sec. 48-12B(4).

If you have any questions concerning this application, please do not hesitate to get in touch with me.

Very truly yours,

*Robert M. Devitt*  
R

RMD:cmb

Encls. (3)

P.S. Also enclosed is copy of Zoning Board decision.

RAYMOND A. ROWELL  
ATTORNEY AT LAW

TWENTY-TWO PIERCES ROAD  
NEWBURGH, NEW YORK 12550

561-5145  
AREA CODE 914

*Planning Board  
received 4/2/75  
RR*

April 2, 1975

Planning Board of the Town of New Windsor  
Town Hall  
555 Union Avenue  
New Windsor, New York 12550  
Att: Mr. Joseph Loscalzo

Re: Raymond Rowell & Linda S. Pike to  
Wayland H. Sheafe and Joy C. Sheafe

Dear Mr. Loscalzo:

At the request of Mr. Philip Crotty, Jr., Town Attorney, I am enclosing copy of deed in connection with the above matter which will subsequently be recorded in the Orange County Clerk's Office.

Very truly yours,

*Raymond Rowell*  
Raymond Rowell *RR*

RR/nh

cc: Philip A. Crotty, Jr., Esq.  
Town Hall  
555 Union Avenue  
New Windsor, New York 12550

Devitt & Devitt, Esqs.  
248 Broadway  
Newburgh, New York  
Att: Robert M. Devitt, Esq.

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

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**THIS INDENTURE**, made the 27th day of March , nineteen hundred and seventy-five  
**BETWEEN** RAYMOND ROWELL, residing at 22 Pierces Road, City of Newburgh,  
County of Orange and State of New York, and LINDA S. PIKE, residing at  
221 North Plank Road, Town of Newburgh, County of Orange and State of New  
York, as tenants in common

party of the first part, and WAYLAND H. SHEAFE and JOY C. SHEAFE, husband and wife,  
both residing at 4 Glenn Round, R.D., Rock Tavern, Orange County, New  
York, as tenants by the entirety

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of

TEN and no/100 (\$10.00)----- dollars,

lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, or

successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of New Windsor, Orange County, New York, and more particularly bounded and described as follows:

BEGINNING at a point marked by a pipe at a stone wall intersection, said point being located on a course of south 67° 55' 30" east 185.70 feet from a pipe at an intersection of stone walls on the easterly side of Getty Lane, said point being also the westerly most point of the premises hereby conveyed; thence from said point of beginning along a stone wall on the southerly side of Route 207, North 72° 44' 20" East 174.50 feet to a point; thence North 67° 56' 50" East 133.40 feet to a point, thence North 64° 23' 10" East 192.10 feet to a pipe in a stone wall; thence through lands of Lor Jo Realty Corporation South 03° 35' 50" West 364.34 feet to an old wood post at an intersection of stone walls and the northerly line of lands of Congelosi; thence along said stone wall and lands of Congelosi, North 67° 55' 30" West 475.50 feet to the point or place of beginning. Containing 1.78 acres more or less according to a map entitled "Lands to be Conveyed to Josef DeBoer", dated September 23, 1967 by L.R. Talbot, P.E. & L.S. Lic. # 12738.

SUBJECT to the following conditions and covenants which shall run with the land forever:

1. No manufacturing activity of any kind shall be carried on.
2. No trailer or mobile home shall be maintained on the premises.
3. No chickens, cows, horses, pigs or other animals shall be raised on the premises, nor shall any slaughtering or meat processing activity be permitted.
4. No junk yard or scrap metal business shall be carried on.
5. No activity which creates noxious odors, fumes or smoke shall be permitted.

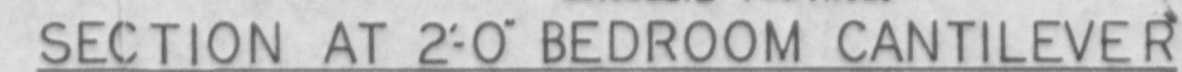
BEING the same premises conveyed by deed to Raymond Rowell by Josef DeBoer and Celia DeBoer by Barry B. Silver, their attorney-in-fact, dated May 28, 1971 and recorded in the Orange County Clerk's Office on June 1, 1971 in Liber 1874 at page 532.

ALSO SUBJECT to the following restrictive covenants which shall run with the land forever:

1. No outside storage of any kind will be permitted.
2. All existing trees are to remain except the trees which must be cut down for the construction of the buildings.
3. No free standing sign will be permitted on the property.

The above restrictive covenants will inure to the benefit of the Town of New Windsor and the Town Planning Board of the Town of New Windsor or its successor.





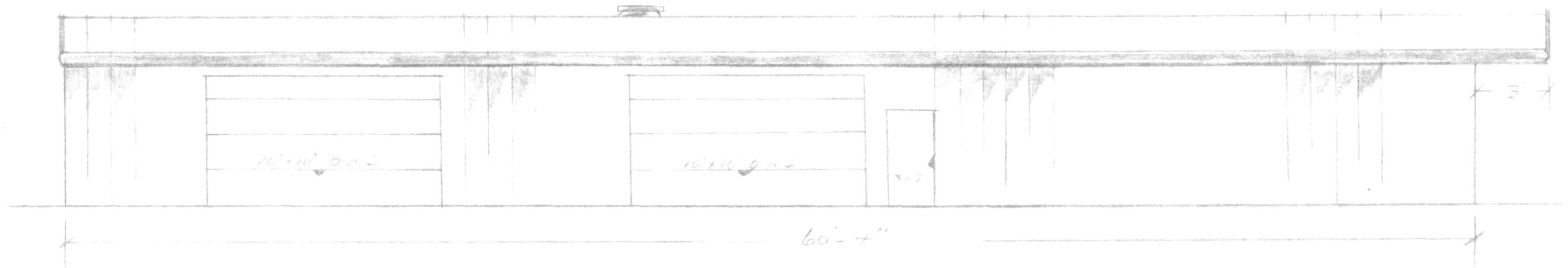
# THE LEXINGTON

27'-8" X 48'-0" THREE BEDROOM RANCH

<u>DATE</u>	<u>SCALE</u>	<u>DRAWN</u>	<u>SHEET</u>
FEBRUARY 15, 75	1/4" = 1/2" = 1'-0"	fd	1 OF 3

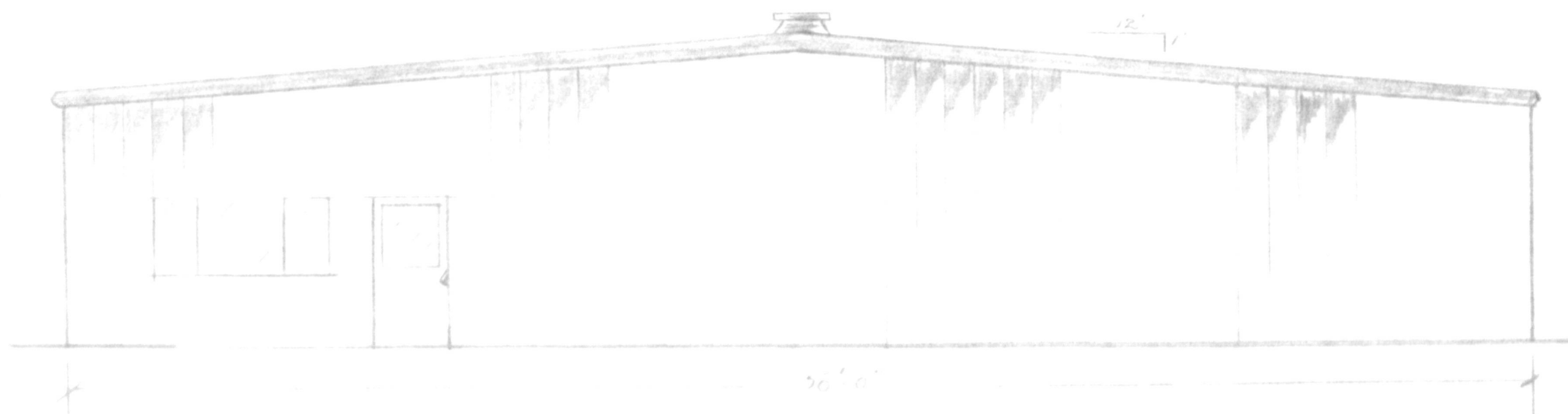






SIDE ELEVATION

40.558 - Steel Roof  
 10.450 - Windows & Doors  
 26.600 - Roof & Wall Finish



Front Elevation

## ELEVATION A

1. Show all roof, gable, porch, and deck on roof and wall connections.
2. Define all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.
3. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.
4. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.
5. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.

6. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.
7. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.
8. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.
9. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.
10. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.

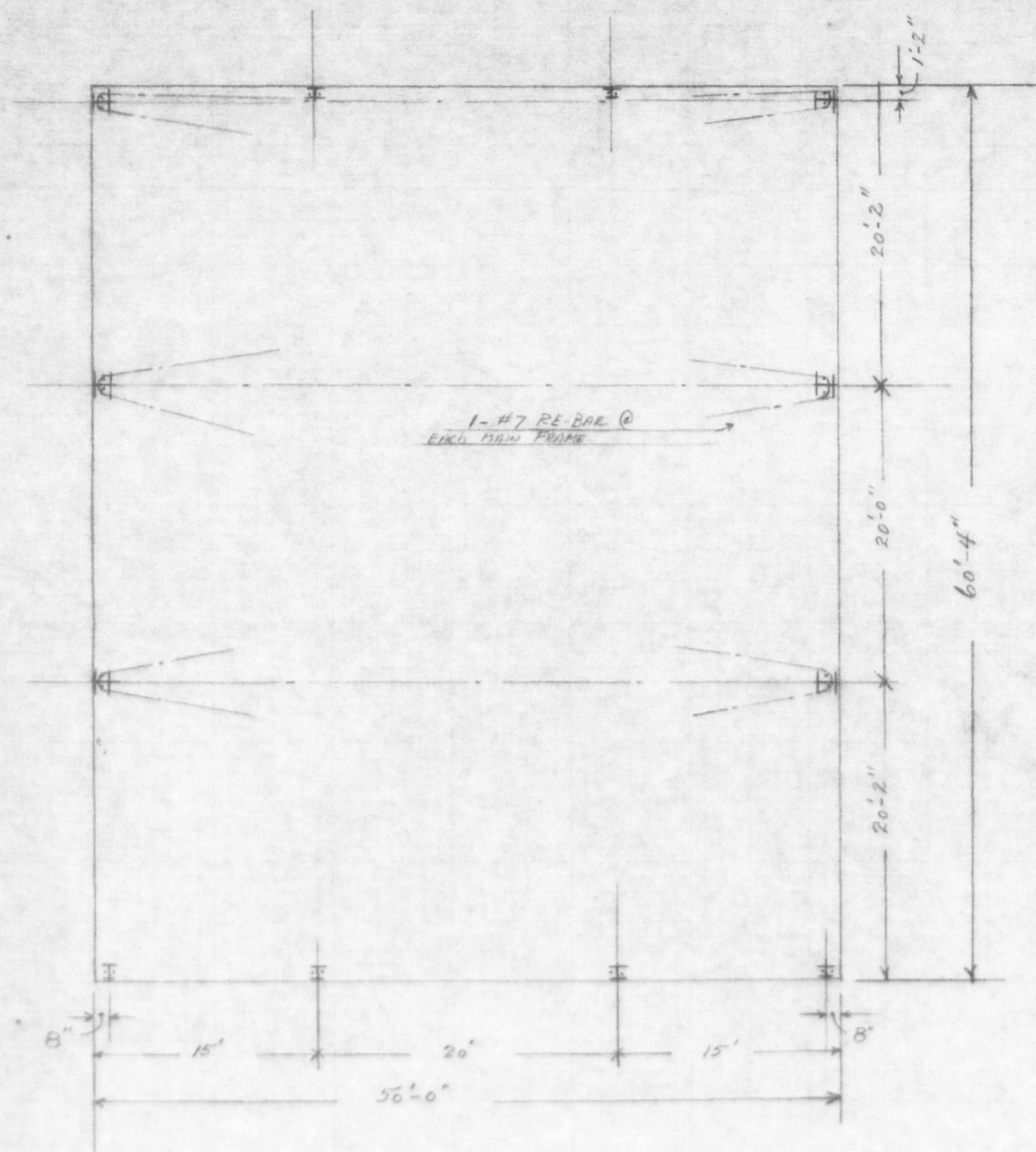
11. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.
12. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.
13. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.
14. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.
15. Show all roof and porch openings, gables, porches, and decks, and show all roof, gable, porch, and deck connections.

## BUILDING SKETCH SHEET

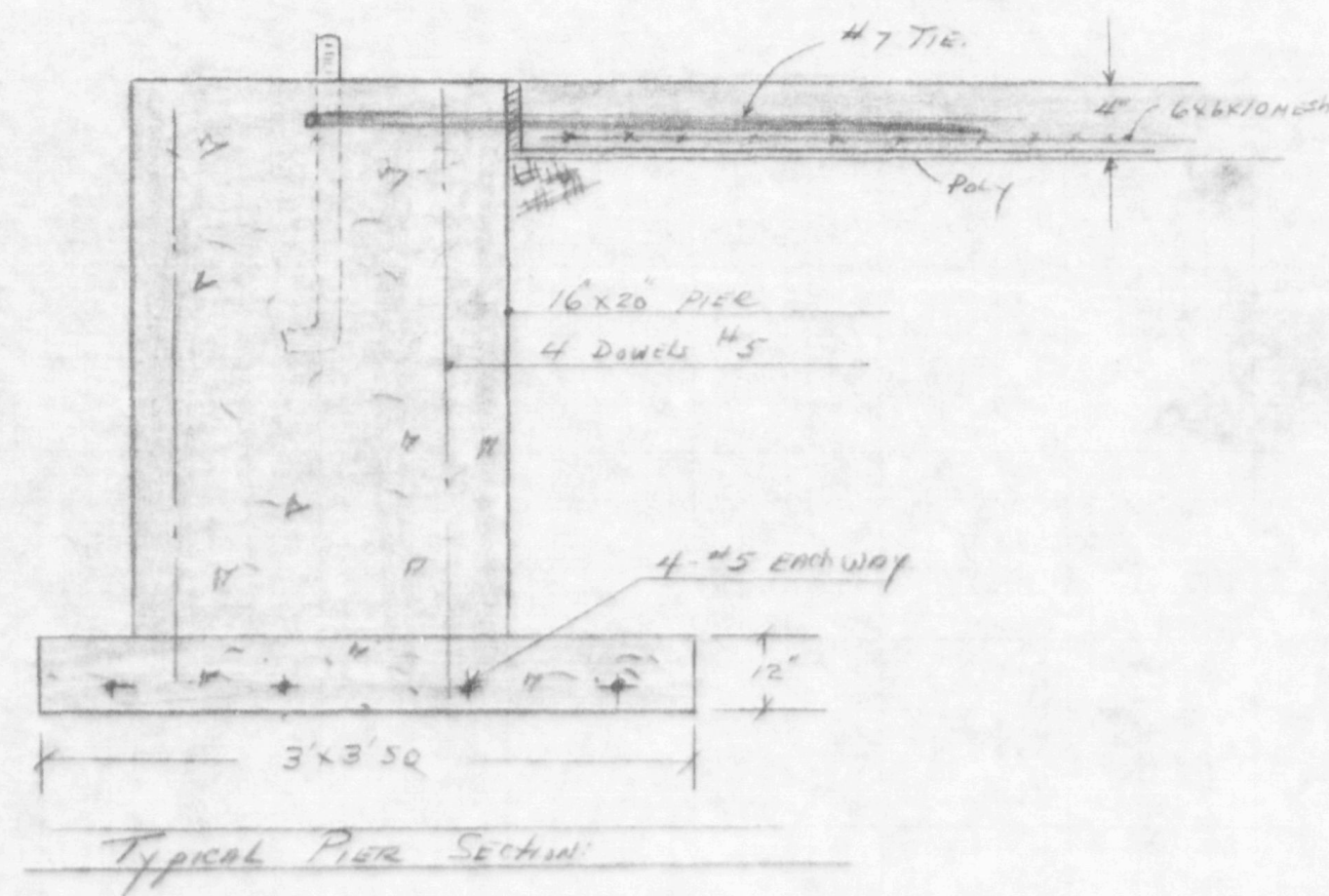
## STAR MANUFACTURING CO.

DEALER: Star Manufacturing Co.  
 OWNER: W. Sherrill  
 CITY: St. Louis, Mo. STATE: Mo.  
 P.O. NO.: \_\_\_\_\_ DATE: July 12  
 LAYOUT APPROVED, PROCEED WITH FABRICATION  
 DATE: \_\_\_\_\_ APP. BY: STAR 528 NV





TYPICAL WALL SECTION:



TYPICAL PIER SECTION:

ELEVATION A

BUILDING SKETCH SHEET

1. Show braced bays, portal frames, etc. and locate all roof and wall accessories.
2. Define all open wall areas (open for glass, masonry, to remain open, etc.) and note if rod bracing may be used at sidewall bays.
3. Show necessary sections through open or partially open wall areas, and indicate materials required of STAR.
4. For buildings that tie to existing structures, show complete details regarding common wall conditions, and consequential materials required of STAR, and note if rod bracing may be used at common walls.
5. For building orders resulting from special quotations utilizing crane or mon-

6. Sketch sheet form S-212-Revision 6 or S-212-A must accompany all purchase orders, and may also be used to supplement quotation request and confirmation form E-103-Revision 4.
7. All purchase orders, and special quotation inquiries are subject to STAR interpretation. Consequently all dealer copies of same, and other relative order documents should be viewed by dealer as a check to insure maximum communication clarity.
8. Any materials shown on sketch and not required of STAR should be

noted "Not by STAR".

9. Form S-212-Revision 6 should be used for small, simple buildings and form S-212-A should be used for large buildings or building complexes.
10. All sales order or special quotation inquiry documents must be done in pencil.

## STAR MANUFACTURING CO.

DEALER DW-Bell Steel Building, Inc.

OWNER U.S. Sheriff

CITY Washington D.C. STATE N.Y.

R.O. NO. \_\_\_\_\_ DATE 2/12/75

LAYOUT APPROVED, PROCEED WITH FABRICATION

DATE \_\_\_\_\_ APR. BY. \_\_\_\_\_ STAR JOB NO. \_\_\_\_\_